

It is expected that all information in the sample MLS documents, will be collected and stored in a system that allows the information to be analyzed. Reference back to the source document shall be maintained in the system.

Information to be collected

Outlined in this section are the major categories of the sample documents and the expected data values to be collected. Where applicable, the unit of measure shall be maintained with all numeric numbers. The solution shall have the ability to manage English and French system of measurement along with metric and imperial units.

1) Document Details

The following information shall be collected and stored related to the document.

- Document Name (Text)
- Document Date (Text)
- Document Type (Text)
- Document Source (Text)
- Document Location (Text)

2) Photos



All photos shall be collected and stored individually.

3) Location, price, listing id

11 PURLING PL, Toronto, Ontario M3B1V4

\$5,698,000

Listing ID: C3140671

5 + 1  9 

The following values shall be extracted from the documents.

- Street address (Text)
- City (Text) – Solution shall have the ability to group full and abbreviated names.
- Province (Text) – Solution shall have the ability to group full and abbreviated names.
- Postal code (Text)
- Price (Numeric)
- Listing id (Text)

4) Property, building, storeys, community, title, land and parking

| | | |
|--|-------------------------------|--------------------------------------|
| Property Type Single Family | Building Type House | Storeys 2 |
| Community Name Bridle Path-Sunnybrook-York Mills | Title Freehold | Land Size 106.17x163.56 FT |
| Parking Type Garage | | |

The following values shall be extracted from the documents.

- Property Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Building Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Storeys (Numeric)
- Community Name (Text) - Solution shall have the ability to group full and abbreviated names.
- Title (Title)
- Land Size Length (Numeric) – Solution shall manage English and French system of measurement.
- Land Size Length Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Land Size Width (Numeric) - Solution shall manage English and French system of measurement.
- Land Size Width Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Parking type (Text) - Solution shall have the ability to group full and abbreviated text.

5) System of measure and Home details

Show measurements in Imperial

Description

Finest Residence W Much Luxury Apts*Approx 7250 Sqft + Lower Level*Grand Entr W Intricate Marble Flr Patterns*Ext Millwrks Library W Herringbone Wood Flr *Grtrm W Coffered Wood Ceiling*Marble F/P Flr 2 Ceiling*Chef Dream Kitchen W Custom Cabinetry W Leaded Glass*Large Brkfst Area*Mb Feat.Dbl Sided F/P.Sitting Area,7Pc Ensuite,Custom B/I Cabinetry His/Her W/I Closet*Home Theatre*Sauna*Elevator*Circ Drwy*4 Cars Garage*Stone Frnt W Cedar Shingles* **** EXTRAS **** 3Gb+E, Cac, Hrv, Cvac, Security Sys W/Cams, Edg+Rem, B/I Speak, Efs, Win Cov, Cust B/I, Hdwd, Heated L/Lev. S/S Appl Incl: Viking B/I Oven, 6 Burn Cktp W/Dbl Oven, B/I Micro, F+F,Dw, Whirlpool W+D*Stone Bksplash*Large Grnite Island*

The description information shall be collected and grouped in a logical manner that allows the data to be searched and analyzed. Abbreviated terms shall be group with the full word or words.

6) Property Details

Details

| | | |
|--|-------------------------------|-------------------------------|
| Amenities Nearby Park, Public Transit, Schools | Features Cul-de-sac | Parking Type Garage |
| Total Parking Spaces 10 | | |

The following values shall be extracted from the documents.

- Amenities Nearby (Text) - Solution shall have the ability to group full and abbreviated text.
- Features (Text) - Solution shall have the ability to group full and abbreviated text.
- Parking Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Total Parking Spaces (Numeric)

7) Building Details

Building

| | | |
|--|--|--|
| Basement Features Walk-up | Basement Type N/A (Finished) | Bathrooms (Total) 9 |
| Bedrooms - Above Grade 5 | Bedrooms - Below Grade 1 | Cooling Central air conditioning |
| Exterior Finish Brick, Stone | Heating Fuel Natural gas | Heating Type Forced air |
| Style Detached | | |

The following values shall be extracted from the documents.

- Basement Features (Text) - Solution shall have the ability to group full and abbreviated text.
- Basement Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Bathrooms (Numeric)
- Bedrooms Above Grade (Numeric)
- Bedrooms Below Grade (Numeric)
- Cooling (Text) - Solution shall have the ability to group full and abbreviated text.
- Exterior Finish (Text) - Solution shall have the ability to group full and abbreviated text.
- Heating Fuel (Text) - Solution shall have the ability to group full and abbreviated text.
- Heating Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Style (Text) - Solution shall have the ability to group full and abbreviated text.

8) Room Details

Rooms

| Level | Type | Dimensions |
|--------------|--------------------------|-----------------------------|
| Second level | Master bedroom | 25 ft ,1 in x 16 ft ,6 in |
| | Sitting room | 19 ft ,5 in x 12 ft ,6 in |
| | Bedroom 2 | 18 ft ,6 in x 11 ft ,6 in |
| | Bedroom 3 | 16 ft ,6 in x 13 ft ,7 in |
| | Bedroom 4 | 18 ft ,1 in x 15 ft ,5 in |
| Lower level | Bedroom 5 | 17 ft ,10 in x 16 ft ,2 in |
| | Recreational, Games room | 30 ft ,2 in x 24 ft ,6 in |
| Main level | Living room | 18 ft ,2 in x 17 ft ,3 in |
| | Dining room | 19 ft ,9 in x 16 ft |
| | Kitchen | 30 ft ,11 in x 16 ft ,5 in |
| | Family room | 30 ft ,7 in x 21 ft ,6 in |
| | Library | 13 ft ,11 in x 11 ft ,10 in |

The following values shall be extracted from the documents.

- Room Level (Text) - Solution shall have the ability to group full and abbreviated text.
- Room Type (Text) - Solution shall have the ability to group full and abbreviated text.
- Room Length (Numeric) - Solution shall manage English and French system of measurement
- Room Length Unit (Text) - Solution shall have the ability to group full and abbreviated unit.
- Room Width (Numeric) - Solution shall manage English and French system of measurement
- Room Width Unit (Text) - Solution shall have the ability to group full and abbreviated unit.

9) Property Score

Walk Score®

Walk Score®:
Car-Dependent

36

The following values shall be extracted from the documents.

- Walk Score (Numeric)
- Dependence (Text)

10) Realtor and Real Estate Company



BILL THOM
Broker of record

☎ 416-222-8600

RE/MAX REALTRON BILL THOM GROUP
REALTY INC.

Brokerage

183 WILLOWDALE AVENUE
TORONTO, ON M2N4Y9

☎ 416-222-8600

Fax: 416-222-1237

The following values shall be extracted from the documents.

- Realtor name (Text) Solution shall have the ability to group full and abbreviated names.
- Realtor phone number (Numeric)
- Real Estate Company (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Address (Text)
- Real Estate City (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Province (Text) - Solution shall have the ability to group full and abbreviated names.
- Real Estate Postal Code (Text)
- Real Estate Phone Number (Numeric)
- Real Estate Fax Number (Numeric)

Sample Analysis

Questions like those shown below will be asked of the system. The data needs to be organized in such a manner that data elements can be combined to provide a solution to the question.

- Provide the address of all homes in British Columbia that are valued over \$4,000,000 with a water front view and 4 bedrooms?
- Which city has the most homes for sale with a 3 car garage and a gas stove?
- Show me all homes with a master bedroom larger than 120 sq. ft.?
- Which home has the largest main level size?
- Provide a list of all realtors in Ontario that work for re/max?
- Provide a list of all the architects in BC?
- Provide a list of all the architects in British Columbia.
- Show me all the homes that have a home theatre room and elevator with a second level area greater than 10 meters squared?
- Show me all homes that have kitchens suited to chefs?
- What percentage of homes have a second level larger than the first level?
- What is the average price per square meter of homes in Alberta?
- What is the average lot size of homes greater than \$3,000,000 in Ontario with a pool and a security system?
- What appliances are provided in homes valued between \$2,000,000 and \$3,000,000?